



34 Linen Lane offers a superb opportunity to acquire a spacious three bedroom semi detached home in the popular Linen Lane Development in Dromore. As it has been maintained to a great standard throughout by the current owners, the successful buyer just needs to move in!

The ground floor of the property comprises of a reception hall with downstairs WC, separate front living room and spacious kitchen living dining space with an excellent range of units and integrated appliances and separate utility room.

To the first floor, the property provides three well-proportioned bedrooms, principal bedroom with an en-suite shower room, separate family bathroom.

The property further benefits from double glazing throughout, oil fired central heating, allocated parking to the side and an enclosed mature rear garden ideal for outdoor entertaining.

Early viewing is highly recommended to appreciate all this home has to offer.

Offers Over
£239,950

34 Linen Lane,
DROMORE,
BT25 1TX

Viewing by
appointment with
& through agent
028 9266 1700

- Modern Semi Detached Family Home In A Popular Location
- Exceptionally Well – Presented Throughout
- Living Room with Feature Multi-Fuel Burning Stove
- Superb Modern Kitchen with a Range of Integrated Appliances
- Utility Room with High and Low Level Units / Downstairs WC
- Three Good Sized Bedrooms, Principal with En Suite Shower Room
- Modern Family Bathroom
- Oil Fired Central Heating and Double Glazing
- Fully Enclosed Rear Gardens Plus Driveway Parking
- Popular and Convenient Location on the Periphery of Dromore Town Centre close to all Motorway Networks Connecting Belfast and Surrounding Towns



The Property Comprises:

Ground Floor

ENTRANCE HALL: Tiled floor.

LOUNGE: 18' 8" x 15' 0" (5.69m x 4.57m) Laminate floor, multi-fuel stove.



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DOWNSTAIRS W.C.: Low flush wc, pedestal wash hand basin, mixer tap.

KITCHEN/DINING AREA: 15' 6" x 11' 8" (4.72m x 3.56m) Range of high and low level units. Single drainer old Belfast style sink unit with mixer tap, integrated fridge/freezer, dishwasher, oven and ceramic hob, extractor fan. Ceramic tiled floor, spotlights.



UTILITY ROOM: 9' 1" x 6' 9" (2.77m x 2.06m)

High and low level units, single drainer stainless steel sink unit with mixer tap, ceramic tiled floor. Plumbed for washing machine. Access to rear.

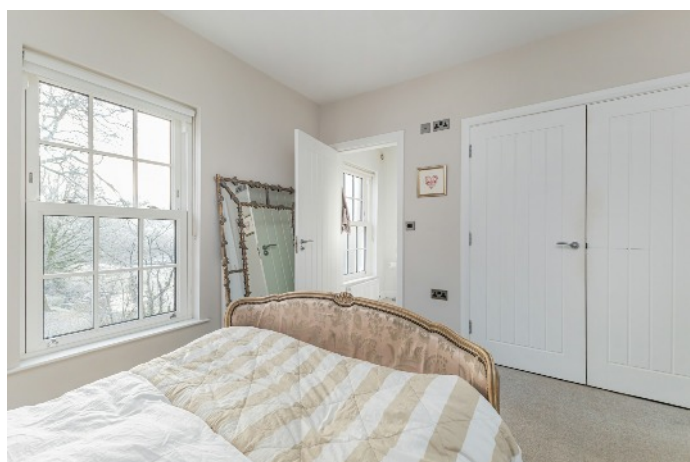


First Floor

LANDING: Access to floored roofspace. Hotpress.

PRINCIPAL BEDROOM: 12' 3" x 11' 11" (3.73m x 3.63m)

ENSUITE SHOWER ROOM: Shower cubicle, low flush wc, pedestal wash hand basin, mixer tap, ceramic tiled floor, spotlights and extractor fan.



BEDROOM (2): 11' 0" x 10' 1" (3.35m x 3.07m)



BEDROOM (3): 11' 0" x 10' 1" (3.35m x 3.07m) Currently used as study.



BATHROOM: Panelled bath with shower over, part tiled walls, chrome heated towel rail, pedestal wash hand basin, low flush wc, ceramic tiled floor.



Outside

Private enclosed gardens to rear. Patio area with shrubs. Oil tank.



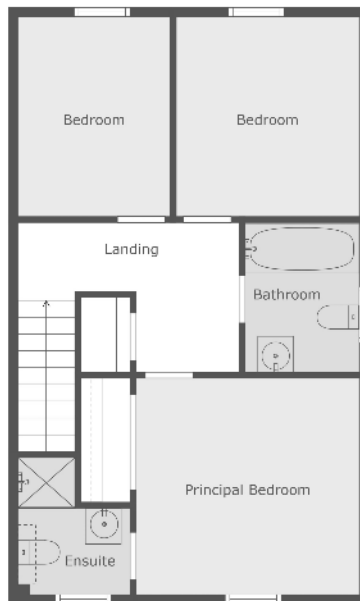
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Location:

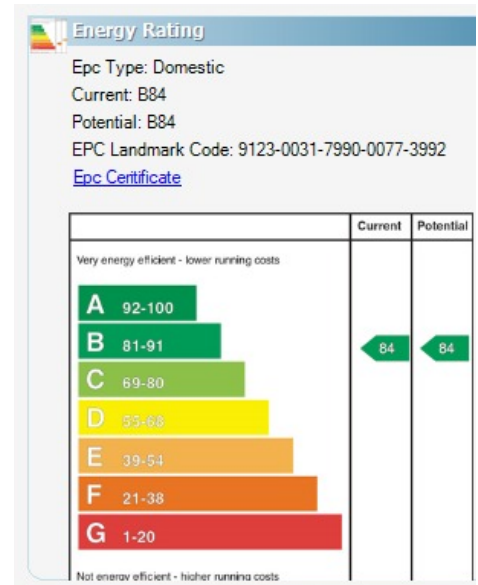
From Hillsborough Road, continue through roundabout and turn left onto Linen Lane. Number 34 is at the bottom of the development on the right hand side.



Floor 1



Floor 2



Lisburn - 028 92 66 1700
 Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
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